

BOARD OF APPEAL REFERRALS

September 10, 1979

1. Z-4506 St. Jude's Foundation, Inc.  
13-15 Woodside Avenue, Jamaica Plain
2. Z-4512 Anthony J. Forte  
109-111 Webster Street, East Boston
3. Z-4513 Olga A. Richman  
838 East Broadway, South Boston
4. Z-4514 Jeffrey M. Hendricks  
531 Adams Street, Dorchester
5. Z-4515 Brandywyne Village Co.  
276-288 Brandywyne Drive, East Boston
6. Z-4551 Alexandra Pappas  
181-183 L Street, South Boston
7. Z-4564 Michael Sher  
24 Temple Street, Boston
8. Z-4571 Damiano Scarfo  
93 Leyden Street, East Boston

September 20, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert J. Ryan, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

---

Hearing: 10/2/79 Z-4506  
St. Jude's Foundation Inc.  
13-15 Woodside Avenue  
Jamaica Plain  
Near Washington Street

2½ Story frame structure - R-.8

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from two family dwelling  
to group care residence general for Ex Alcoholics.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Group care residence is conditional in an R-.8 District.		
14-2. Lot area is insufficient.		

Community strongly supports the facility which has existed  
since 1970. Recommend Approval.

VOTED: In reference to Petition Z-4506, brought  
by St. Jude's Foundation Inc., 13-15  
Woodside Avenue, Jamaica Plain, for a  
conditional use and a variance for change  
of occupancy from two family dwelling to  
to group care residence general for Ex-  
Alcoholics in a Residential (R-.8) District  
the Boston Redevelopment Authority recommends  
Approval. Community supports the existing  
facility.

~~Z-4506~~

13-15 WOODSIDE AVE

(J. R.)



## Board of Appeal Referrals

September 20, 1979

Hearing: 10/2/79

Petition Z-4512  
Anthony J. Forte  
109-111 Webster Street, East Boston  
Near Cottage Street

One story Masonry structure H-1-40

District(s): apartment H-1-40 general business            industrial             
residential            local business            waterfront             
single family            manufacturing

Purpose: Change occupancy from four car business garage to Automobile reconditioning (wash and wax cars)

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
9-2. Change in a non conforming use requires Board of Appeal Hearing.		

Auto related use is incompatible with this dense residential neighborhood. Additional traffic is undesirable and would be hazardous to residents. Abutters, community groups and Little City Hall are strongly opposed. Recommend Denial.

VOTED: In reference to Petition Z-4512, brought by Anthony J. Forte, 109-111 Webster Street, East Boston, for a change in a non-conforming use to change occupancy from four car business garage to automobile reconditioning in an apartment (H-1-40) District, the Boston Redevelopment Authority recommends denial. Auto related use is incompatible with this dense residential neighborhood. Additional traffic is undesirable and would be hazardous to residents. Abutters, community groups and Little City Hall are strongly opposed.

Z-4512  
109-111 WEBSTER ST.  
(E.B.)



Board of Appeal Referrals September 20, 1979

Hearing: 10/9/79

Z-4513

Olga A. Richman  
838 East Broadway  
South Boston  
At N Street

Three story masonry structure - H-1-50

District(s): apartment H-1-50 general business \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ industrial \_\_\_\_\_  
single family \_\_\_\_\_ waterfront \_\_\_\_\_  
manufacturing \_\_\_\_\_

Purpose: Change occupancy from 8 to 9 apartments

Violation(s):

Section

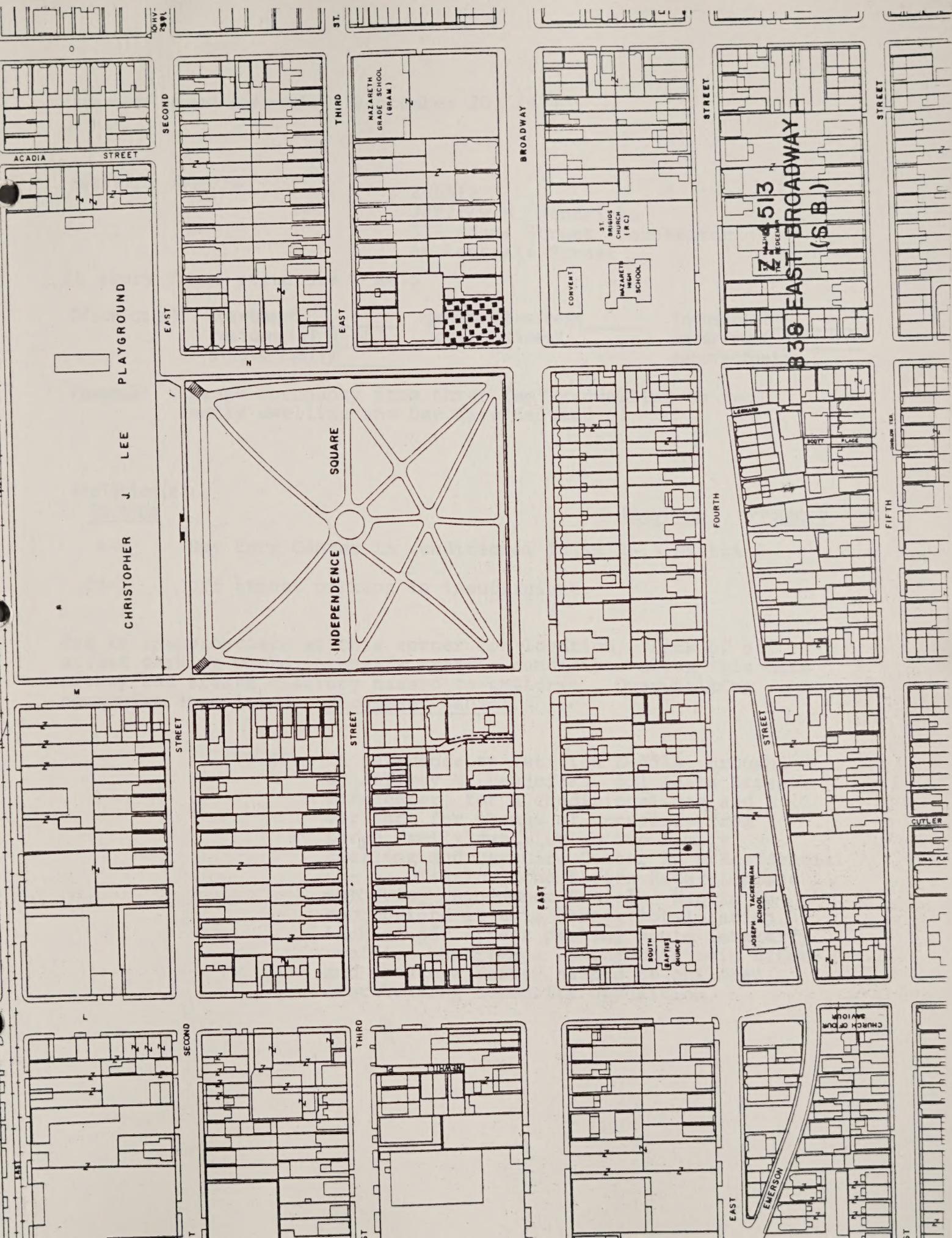
Required

Proposed

14-2 Lot area is insufficient 13,000 sf. 8,000 sf.

Occupancy existing and compatible with neighborhood. Abutters have no objection. Recommend Approval.

VOTED: In reference to Petition Z-4513, brought by Olga A. Richman, 838 East Broadway, South Boston, for a variance for change of occupancy from eight to nine apartments in an Apartment (H-1-50) District, the Boston Redevelopment Authority recommends approval. Existing occupancy compatible with residential nature of neighborhood.



Board of Appeal Referrals September 20, 1979

Hearing: 9/25/79

Z-4514

Jeffrey M. Hendricks  
531 Adams Street, Dorchester  
At Lonsdale Street

2½ story frame structure - R-.5

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.5 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from three family dwelling to two  
family dwelling and Day Care Center.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7 Day Care Center is conditional in an R-.5 District.		
23-7. Off Street parking is insufficient.		

Use is inappropriate at this corner lot location. Lack of off  
street parking would intensify traffic conditions along this main  
artery and create a safety hazard to children. Overwhelming  
community opposition. Recommend Denial.

VOTED: In reference to Petition Z-4514, brought  
by Jeffrey M. Hendricks, 531 Adams Street,  
Dorchester, for a conditional use and a  
variance for change of occupancy from  
three family dwelling to two family  
dwelling and Day Care Center in a Residential  
(R-.5) District, the Boston Redevelopment  
Authority recommends denial. Use is in-  
appropriate at this corner lot location.  
Lack of off street parking would intensify  
traffic conditions along this main artery  
and create a safety hazard to children.  
Overwhelming community opposition.



531  
ADAMS ST  
(DOOR.)

MARY HEMENWAY  
PLAYGROUND

Hearing: 10/9/79

Z-4515

Brandywyne Village Co.  
276-288 Brandywyne Drive  
East Boston  
Near Saratoga Street

Housing Development - 2 story frame structure - R-.8

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from eight apartments to seven apartments  
and management - maintenance offices.

Violation(s):

Section

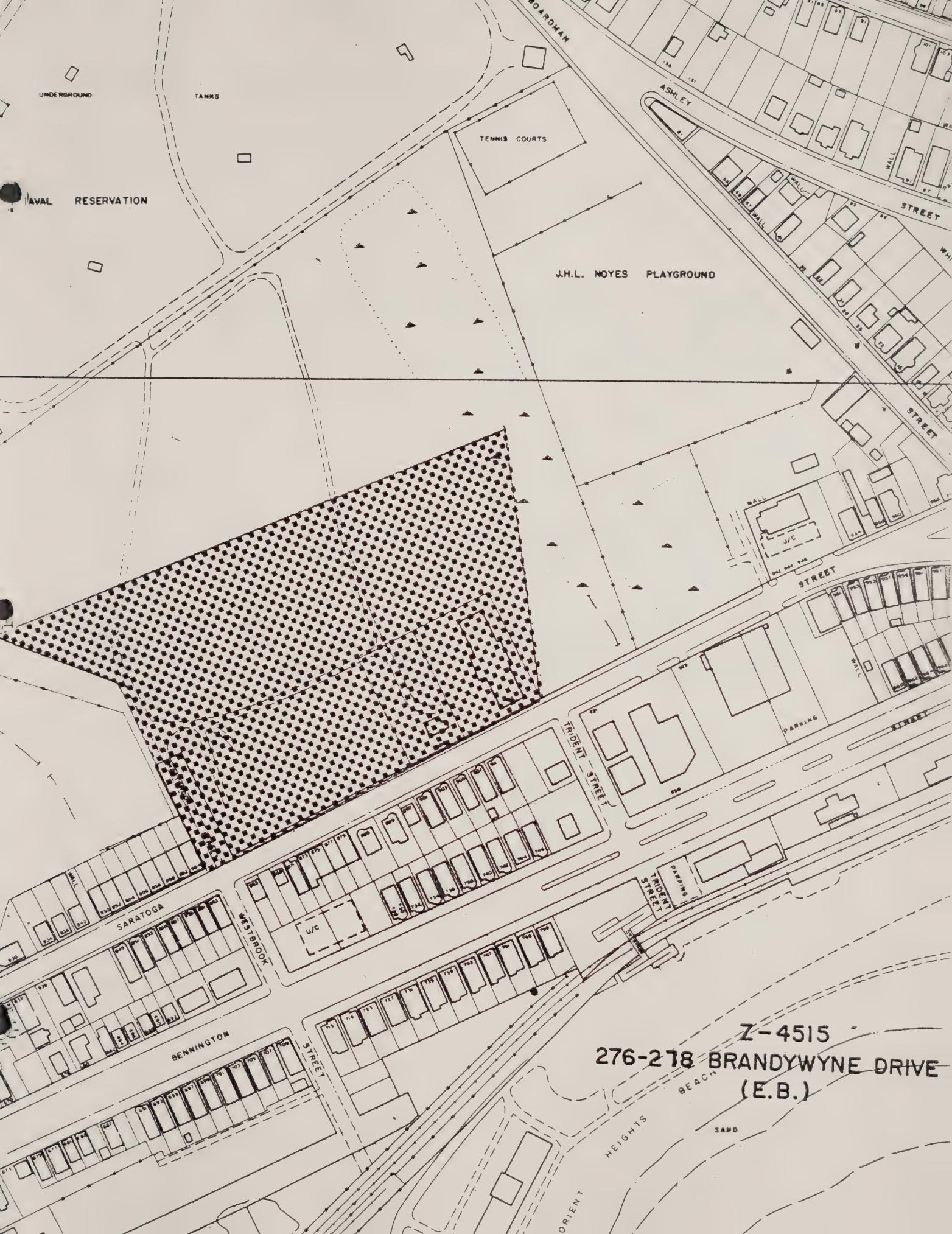
Required

Proposed

8-7. Accessory office is not allowed in an R-.8 District.

Proposal will comply with HUD and resident requests for improved  
administrative-maintenance office facilities. Little City Hall  
has no objection. Recommend Approval.

VOTED: In reference to Petition Z-4515, brought  
by Brandywyne Village Co., 276-288  
Brandywyne Drive, East Boston, for a  
forbidden use for change of occupancy  
from eight apartments to seven apartments  
and management - maintenance offices in a  
residential (R-.8) District, The Boston  
Redevelopment Authority recommends approval.  
Proposal will improve administrative -  
maintenance facilities for residents of this  
development.



Hearing: 10/23/79

Z-4551

Alexandra Pappas  
181-183 L Street, South Boston  
At East Seventh Street

Three story frame structure - H-1-50

District(s): apartment H-1-50      general business \_\_\_\_\_  
residential \_\_\_\_\_      local business \_\_\_\_\_      industrial \_\_\_\_\_  
single family \_\_\_\_\_      waterfront \_\_\_\_\_  
                            manufacturing \_\_\_\_\_

Purpose: Change occupancy from two family dwelling and beauty  
salon to three family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
----------------	-----------------	-----------------

8-7. Any dwelling converted for more families which does not  
meet the requirements of lot area and open space is forbidden  
in an H-1-50 District.

Street level commercial space has been vacant for over two years.  
Residential unit will enhance structure and is consistent with  
surrounding properties. Abutters support. Recommend Approval  
with Proviso.

VOTED: In reference to Petition Z-4551, brought by  
Alexandra Pappas, 181-183 L Street, South  
Boston, for a forbidden use for change of  
occupancy from two family dwelling and  
beauty salon to three family dwelling in an  
Apartment (H-1-50) District, the Boston  
Redevelopment Authority recommends approval  
with following proviso: that refuse storage  
facility be provided.



Hearing: 9/25/79

Z-4564

Michael Sher

24 Temple Street, Boston

Near Cambridge Street

Three story row structure - H-2-65

District(s): apartment H-2-65 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from four apartments to restaurant lounge and meeting room; erect two story addition.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Restaurant-lounge and meeting room are forbidden in H-2-65 District.		
20-4 Rear yard is insufficient.		

Proposed location of a commercial facility in a residential row dwelling is incongruous. Considerable public and private funds have been expended to enhance Temple Street as a residential neighborhood including construction of a pedestrian way.

Recommend Denial.

VOTED: In reference to Petition Z-4564, brought by Michael Sher, 24 Temple Street, Boston for a forbidden use and variance for change of occupancy from four apartments to restaurant lounge, meeting room and erect two story addition in an apartment (H-2-65) District, the Boston Redevelopment Authority recommends denial. Proposed location of a commercial facility in a residential row dwelling is incongruous. Considerable public and private funds have been expended to enhance Temple Street as a residential neighborhood including construction of a pedestrian way.



Board of Appeal Referrals September 20, 1979

Hearing: 10/2/79

Z-4571

Damiano Scarfo

93 Leyden Street, East Boston

Near Breed Street

6,787 square feet of land - R-.8

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Erect one family dwelling

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
10-1. Accessory parking is located less than five feet from side lot line.		
19-1. Side yard is insufficient.	10 ft.	4 ft.

Proposed dwelling is compatible with predominant two-three family neighborhood. Recommend approval with Provisos.

VOTED: In reference to Petition Z-4571, brought by Damiano Scarfo, 93 Leyden Street, East Boston, for two variances to erect a one family dwelling in a residential (R-.8) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

```

graph TD
    DE[DEVELOPMENT] --> O[ORIENT]
    DE --> H[HEIGHTS]
    DE --> B[BOSTON]
    O --> H
    H --> B
    B --> HOU[HOUSING]
    HOU --> AUT[AUTHORITY]
    AUT --> WALL[WALL]
  
```

WASHING

93 ALERE DEN ST  
Z-4571 (E.B.)